

# Historic Resources and Conservation Areas Open House North Park Community Plan Area



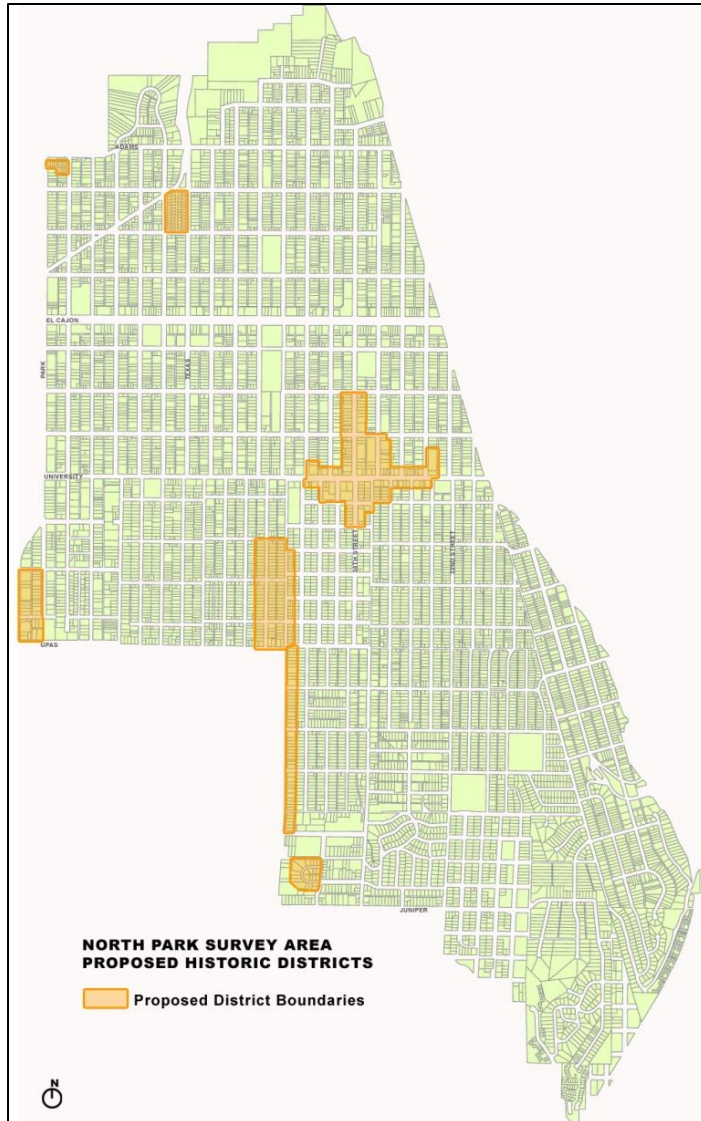
**March 19, 2011**

# Agenda

## North Park

- 10:30 am Welcome and Introductions
- 10:35 am Historic Survey Update/Response to Community Input (15 minutes)  
Questions and Answers (15 minutes)
- 11:05 am Conservation Areas Process (5 minutes)  
Questions and Answers (10 minutes)
- 11:20 am Conservation Area Example (10 minutes)  
Questions and Answers (15 minutes)
- 11:45 am Conservation Area Exercise/End of session

# Potential Historic Districts



- 28<sup>th</sup> Street Residential
- Kalmia Place Residential
- Park Boulevard Multi-Family
- Spalding Place Residential
- Shirley Ann Place Expansion
- Craftsman Residential (Dryden)
- 30th/University Commercial
- Residential Court Thematic  
(Multiple Property Listing )

# 28<sup>th</sup> Street Residential District



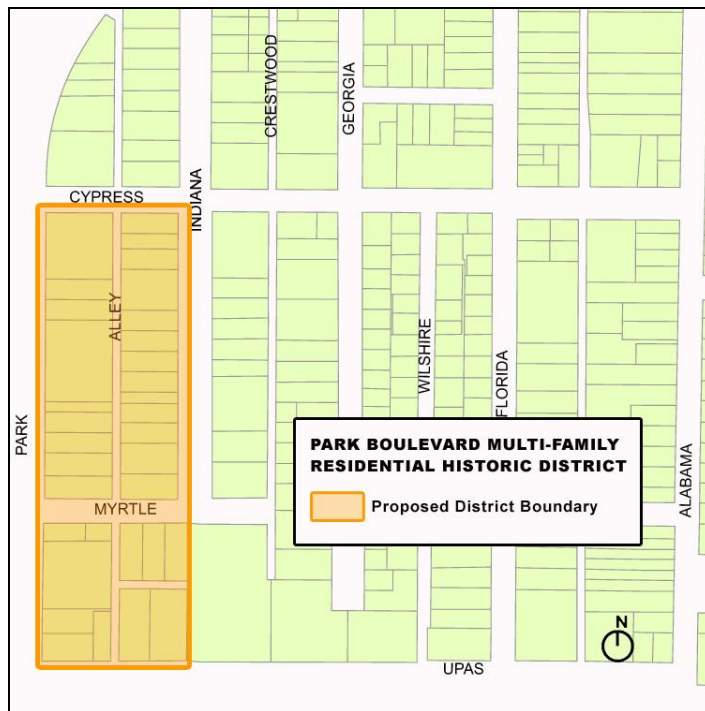
- Single-family residences
- Overlooking Balboa Park
- 1920s-1930s
- Primarily Spanish Colonial Revival





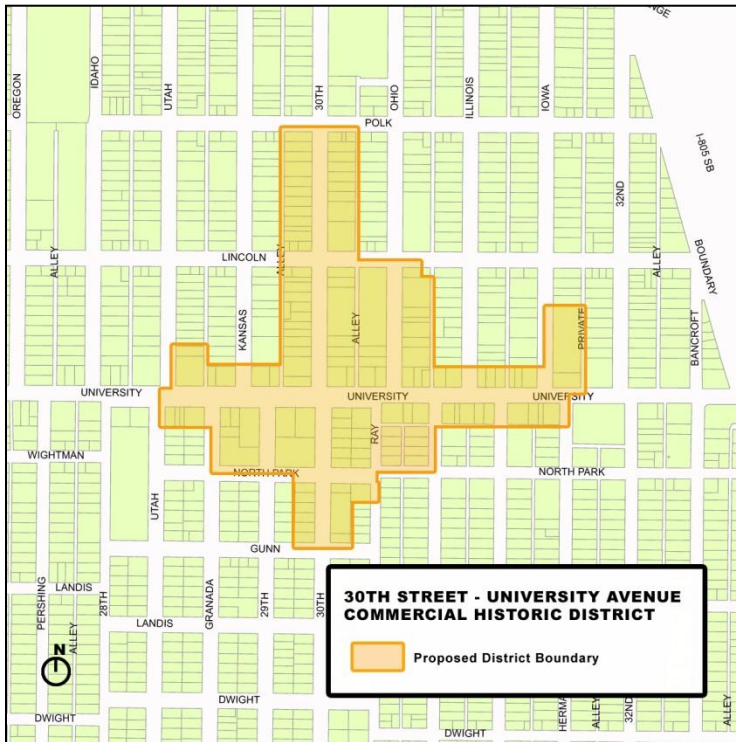
# Park Blvd Multi-Family District

- Multi-family residences
- Park Boulevard north of Upas Street
- 1920s-1930s
- Spanish Colonial and Renaissance Revival styles



# 30<sup>th</sup> Street/University Avenue Commercial

- Commercial properties
- Utah to Herman, Gunn to Polk
- 1912-1950s
- Period Revival and Modern styles



# Residential Court Thematic District (Multiple Property Listing)

- Discontiguous grouping, primarily between University and Adams
- Pre-war bungalow courts (Craftsman, Spanish Colonial Revival, America Colonial Revival)
- Post-war linear courts (Streamline Moderne, Minimal Traditional, Modern)
- 1920s-1950s





# Proposed Individually Significant Resources

## Single-Family Residential



*George Carr Residence, 3553 28<sup>th</sup> Street.*



*George Hawley House, 4744 Panorama Drive.*



*Clitsome Residence, 2228 33<sup>rd</sup> Street.*



*3727 Park Boulevard.*



# Proposed Individually Significant Resources

## Multi-Family Residential



*El Cantorral Court, 2454-2474 Adams Avenue.*



*Nile Apartments, 3791 Park Boulevard.*



*1910 Robinson Avenue.*

# Proposed Individually Significant Resources

## Commercial



*Henry's Farmers Market, 4175 Park Boulevard.*



*2361-2367 30<sup>th</sup> Street.*



*4237-4251 Park Boulevard.*



*2900 El Cajon Blvd.*



*2525-2543 University Avenue.*



# Proposed Individually Significant Resources

## Civic and Institutional



*St. Patrick's Church, 3585  
30<sup>th</sup> Street.*



*University Heights Branch Library, 4193 Park Boulevard.*



*Masonic Temple/Silver Gate  
Lodge, 3795 Utah Street.*



*St. Augustine High School, 3226-3266 Nutmeg  
Street.*



*U.S. Post Office, 3791 Grim Avenue.*



*Korean Church of Seventh-Day  
Adventists, 3076-3090 Polk Avenue.*

# Proposed Individually Significant Resources

## Infrastructure



*North Park High Water Storage Tank,  
Howard and Idaho*



*SDG&E Co., Substation F, 3169 El Cajon Boulevard.*



# Community Input and Response

- Community input falls into four categories
  - Recommendations for new or expanded Historic Districts
  - Identification of individually significant sites
  - Issues that can be addressed through Policy Language in plan update
  - Questions

# Community Input and Response

- Historic Districts – Additional work needed to determine potential boundaries and significance; limited fieldwork
  - El Cajon Blvd
  - Blair's Highlands (south of Upas)
  - Montclair (east of Boundary)
  - Alta Dena
  - Adams Avenue
  - Valle Vista

# Response to Community Input

- Individually Significant Sites – already identified as significant
  - El Cajon Blvd; 30<sup>th</sup>; Idaho, Park
  - Water tower
- Individually Significant Sites – more information needed
  - El Cajon Blvd; Meade; 30<sup>th</sup>; Howard; south of University Ave
  - Bridge

# Community Input and Response

- Policy language/Questions
  - Buffer around historic structures
  - historic integrity
  - designation of significant sites/districts identified in survey
  - protection of identified districts until designation can occur



# Next Steps

- Initial draft framework of Historic Preservation Element in April/May 2011
- Identify potential conflicts between historic districts and underlying zoning and density in May 2011
- HRB Workshop in June 2011
- Additional fieldwork in April – June 2011
- Complete survey report in July 2011
- EIR process begins in May 2011

# Questions?

